IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF OHIO

STUDENT RESOURCE CENTER,)	
LLC,	
Plaintiff,)	
	Case No. 2:22-cv-2653
v.	
	Chief Judge Algenon L. Marbley
EASTERN GATEWAY COMMUNITY)	
COLLEGE,	Magistrate Judge Chelsey M.
, , , , , , , , , , , , , , , , , , ,	Vascura
Defendant.	
)	

Attachment D to the Declaration of Robert Folland in Support of SRC's Motion for Prejudgment Attachment

 30*	 		IND	UBEN CO IAN CREE 80000100		RT STEUBI	ΞN ⁻	T			$\overline{}$		
LEGAL INFO	ORMAT	ION							1	, ne c	NITE)	G	7
WORK; EGCO SERVICES IN JEFFERSON O 2019 NC INTE	COMM C COMM C BOULEY E, OH 4 Ceason COMM CSSION I COME LO COMM C RIOR RE	OLLEGE OLLEGE VARD 3952 Description NC 5 BLDG N SERVER ROOM VATIONS AND CO	NSOLIDATION /C, AJL 9/25/2	LED TOTA DUCTWO N OF ALL S	Map: Block: Card: Bk:629 ALING \$	ECTR I CAL		DGF 169 25 27 27 27 27 27 27 27 27 27 27 27 27 27	2 2e-BRE 12077 71 3 1s 1s BR 9 1s BR 9	97 11 44 3s B 16 22 48 7 482 48 28 195 1 59 195 175 67	1 15 15 15 15 15 15 15 15 15 15 15 15 15	2s BR ^S 1.0	96
						D /	_	58	13995)			
Sales Data	Amount	DoodsCons#		Han Velia	Lintor	DS 05/28/1		37 936	37	G.			
Date	Amount	Deed:Conv#	. 000	Use Valid	Lister:		_						
08/02/1995		0	: 826		Pricer:	TR 06/26/1	8						
		0	0::0		Reviewe	er:	4						
					Final:		4						
					Call Bac	ck:	4						
					Visit:		┙	STREET/ROAD	TOPC	GRAPHY	PU-UTILITIE	S-PR	ZONING
							_	■ PAVED	LI	EVEL	■ WATEF		☐ AG-RES
			ON SUMMARY					☐ GRAVEL	□ H	IGH	SEWER	₹ 🗌	☐ COMMERCIAL
VALUE YEAR		2021	2019		2018	201		☐ DIRT	Lo	OW	■ GAS		☐ INDUSTRIAL
REASON FOR CHA		TRI	MISC		RAPP	TF	_	☐ SIDEWALKS	■ R	OLLING	■ ELECT	RIC 🗌	
ESTIMATED	<u>LAND</u>	1,638,730	1,638,730	.,	8,730	1,624,50	-	☐ CURBS	□ s	TANDARD	☐ STAND	ARD	
MARKET VALUE	<u>IMPR</u>	11,028,080	11,028,080		8,080	10,959,70				INFLUENCE			
	TOTAL	12,666,810	12,666,810	,	6,810	12,584,20				INFLUENCE	FACTORS	. =	21.5
ASSESSED	<u>LAND</u>	573,560	573,560		3,560	568,58		A. TOPGRHY		F. VACANCY		J. EX FR	
VALUE	<u>IMPR</u>	3,859,830	3,859,830		9,830	3,835,90		B. ACCESS		G. RESTRICT		R. REVA	L
	<u>TOTAL</u>	4,433,390	4,433,390	4,43	3,390	4,404,48	0]	D. LOCATION		H. OTHER			
								E. SZ/SHAPE		I. Partial Interes	st		
LAND TYPE		SIZE	M RAT	E C		INF		M VALUE	С				
A1:Primary	A:2	5	50,000					1,250,000	0				
A2:Secondary		.949	25,000					173,730	0				
A3:Residual	A:4	3	5,000					215,000	0				
			<i>'</i>					,					
Totals:	To	tal Acres 74.9490						1,638,730	0	1,638,730			

DTE Code: 670

Appraisal Research Corporation BF692(03189)

Business Name:

Property Address:

4000 SUNSET BV ,

COM/IND/UTL/EXP Printed: 12/29/2021 13:21 By: prc1

E.J. Conn, Jefferson

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					EX WALL A ROOFIN						Α	WINE	OW		4 [000	De	Α	FOUN	DATIC	N A	FRAMING	А			
								GABLE/H						Tr'	_		HEAD	_	SLAB	DAILE		PRE ENG				
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	P STRUCT. STEEL		ΔME	1. BASI		_	CON BLK		-	CON DEC				DBLH		75				_	PILE/CO	1	ᆖ			
	R.C. FRAME	\	J (IVIL	2. FAIR		_	WD/MTL			MTL DEC				SLIDE E	RV	ΤĒ				$\overline{}$	REINFOR		╅	112.11. 00.10		
	MASONRY BEARIN	G W	ALLS	3. AVE		_	ENAM STL			ND DEC			=	CANOP			4			-	STEEL					
	WD OR STEEL FR			4. GOO	n		ALUM/VYL			METAL	`			LIGHTE			_	==1	INS [,			POLE		
_				5. EXCE		_	CON PANEL			ASPH				SOFFIT				OOD			STONE		1			
_	METAL M) MILL P) PC											=		<u> </u>		MT			=			- 			
	TAL AREA	-	PERIME				PLATE GLS			RUBBER				csw	-	_	_			=	CON BL				᠆	
	TORIES	-	STORY I				STUCCO			BUILT UP				FACAD	=		4 GL				FRAME				-	
AG			SPRINK	LER		_	INSULATED			NSULATE							_		,		STANDA			-		
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	otilo	<u> </u>	Electric W			_	CONCRETE					<u>Ц</u>	_	SONRY			ᆜᆜ	Ļ	,	=	UNFINIS				닏닏	
	0007111 01111	<u> </u>	Hot Water			_	WOOD			4	<u> </u>		STUD			=	Ę		-	FINISH C						
	Water, Rad	<u> Ц</u>	Space/ W		<u>се Ц</u>		TILEAQVT			\Box	<u>Ц</u>		STUD							FINISH D)IV					
_	am	<u> </u>	Warm & C		<u> </u>		CARPET					\perp		LINGS			В	1	2 3		PANEL					
	ntilation		Heat Pum				ASPHALT				\Box	$\underline{\sqcup}$	_	CUT/PAN			ᆜᆜ			=	PLASTE	R / DW	'			
	kage Unit		Ind TW He	eat Pump		_	GRAVEL							STER/D				_		=	BLOCK					
Но	& Cld Water		Evaporate	d Cool			DIRT													GLAZED						
Flo	or Furnace		Co-Ray-Va	ac		\prod	STANDARD						STA	NDARD							STANDA	RD	D 🗆			
Co	mplete HVAC		No Heat				PLUMBING				Α					A L	IGHTII	NG			Α				Α	
	rig. Cooling		Standard				NO PLUMBIN	IG		- [EXT	RAF	IXTURE	s		LUOR		ENT			META	L HALI	IDE		
		_				_	2 FIXTURE B		1				NDA				ODIUN						DARD			
YΑ	RD ITEMS						3 FIXTURE B										IERCU						7 11 10 7 11 10			
	ITEM			COL	UST I	_	SIZE X SIZE	_		UNIT	IITS AG			REM	CND	GRD			UNADJUSTE	n s		FC EC		MARKET \	/ALUE	
C	901.001:Paving: Asr			001	101		OIZE X OIZE		285,000	Oldin		920	O.L.	1992	A	F		.00	570,00		50	0	0	WARKET	285,000	
	499.065:Roof Shelte				-+	+	24 X 26	1	624		_	000		1332	A	A		.00	6,8	_	18	0	0		5,630	
	499.033:Garage: Detached Frame/Blo						60 X 80	1	4,800			990			F	A		.00	67,2		22	0	0	_	52,420	
	499.033.Garage: De	etaci	ieu Frame/	ыо	\rightarrow	+	60 X 60	-	4,000		+'	990				A	14	.00	07,21	200 22			U		52,420	
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_	650.000:School			С				2	36,239			966		2019A	G	Α		.00	4,638,5	90	10(SPE)	0	0	4	,174,730	
2	650.000:School			Α				3	1,334		_ 1	966		2019A	G	Α	64	.00	256,1	30	10(SPE)	0	0		230,520	
3	650.000:School			С				1	7,332		_ 1	966		2019A	G	Α	64	.00	469,2	50_	10(SPE)	0	0		422,330	
4	650.000:School				$_{\perp}$ T	$_{\perp}$ T		1	3,600		_ 1	966		2019A	G	Α	64	.00	230,4	00	10(SPE)	0	0		207,360	
	650.000:School			С		\Box		2	12,977			966		2019A	G	Α	64	.00	1,661,0		10(SPE)	0	0	1	,494,950	
	650.000:School			C		T		1	2,361			966		2019A	G	Α		.00	151,10		10(SPE)	0	0		135,990	
	650.000:School			C				1	4,528			966		2019A	Ğ	A		.00	289,7		10(SPE)	0	0		260,810	
	650.000:School			C				1	13,995		_	966		2019A	G	A		.00	895,6	_	10(SPE)	0	0		806,110	
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Business Name:									_2of _3
Property Address:	4000 SUN	ISET BV ,		DTE Code: 6	70	U ₁			
08 LEGAL INF	3-01519	-000	INDIAN	BEN CORP - F N CREEK LSD 000100	FORT STEUBEN)	T			
2-6-12 35-A 8 74.949A MAF SPLIT JEFFERSON 0 4000 SUNSET STEUBENVILI COMMENT	B-B LANE P-08-28-0 COMM CO BOULEN) 01 OLLEGE DLLEGE /ARD	Acres:74.94			10 228 16 28-81 10 146 184	9K 60 0.82		28 BAN 1 13 1.9 4 49 1.9 3 49 28 88 18
Sales Data					Date				
Date	Amount	Deed:Conv#		se Valid Lister					
08/02/1995		0	: 826 6 ⁻ 0: : 0	70					
		- 0	00	☐ Revie					
				☐ Call E					
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		'	'			PAVED	☐ LEVEL	WATER	☐ AG-RES
			ON SUMMARY			GRAVEL	HIGH	SEWER	COMMERCIAL
VALUE YEAR		2013	2011	2010		☐ DIRT	LOW	GAS 🗆	☐ INDUSTRIAL
REASON FOR CHA		MISC	MISC	MISC		SIDEWALKS	ROLLING	■ ELECTRIC □	
ESTIMATED	<u>LAND</u>	1,624,500	1,174,700	1,174,700		☐ CURBS	☐ STANDARD	☐ STANDARD	
MARKET VALUE	IMPR TOTAL	10,947,600 12,572,100	10,947,600 12,122,300	10,531,800 11,706,500			INFLUENC	E FACTORS	•
ASSESSED	TOTAL LAND	568,580	411,150	411,150		A. TOPGRHY	F. VACANCY	J. EX FI	RONT
VALUE	IMPR	3,831,660	3,831,660	3,686,130		B. ACCESS	G. RESTRICT		
VALUE	TOTAL	4,400,240	4,242,810	4,097,280		D. LOCATION	H. OTHER		
						E. SZ/SHAPE	I. Partial Intere	est	
LAND TYPE		SIZE	M RATE	С	INF	M VALUE	С		
Totals:	Tot	al Acres 74.9490				1,638,730	0 1,638,730		
	1					*	,,		

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E.J. Conn, Jefferson

							EX WALL			ROC	FING			WINE	ow		DO	001	RS	FOUN	IDATIO	N	F	RAMING		
							STONE			GABL	E/HIP			STORE	STORE FRT (RH	IEAD	SLAB			PRE ENG			
CL A	SS/QUALITY R	ANK					BRICK			SHED			_	CASEM						CRAWL			STE		+-	
	P STRUCT. ST		RAME	F T	1. BASIC		CON BLK			CON			_	DBLH						PILE/CO	ol .		_	NF CONC	_	
	R.C. FRAME				2. FAIR		WD/MTL	MTL			_	SLIDE E	RY					REINFO			_	MASON	+-			
	MASONRY BEA	RING '	\Λ/ΔΙΙ		3. AVE		ENAM STL			WD D				CANOP						STEEL			_		+-	
	VD OR STEEL I			_	4. GOOD		ALUM/VYL			META				LIGHTE			STE	FII	INIS	BRICK			FRAME POLE			
	METAL M) MILL				5. EXCEL		CON PANEL		+	ASPH			_	SOFFIT			WOO		1110	STONE					+-	
	AL AREA	г)г	_	ERIMET			PLATE GLS		+ +	RUBB				CSW	3		MTL			CON BLK			TILT UP SANDWICH			
			_			_	STUCCO		+	BUILT			_	FACAD	_		GLA			FRAME	<u> </u>		_	NDARD	+-	
	TORIES			TORY H					_				+	FACAD	<u> </u>	_								INDARD	+-	
AGI	<u> </u>			PRINKL	ER	_	INSULATED	_		INSUL							STAI	ND/		STANDA				1 0 0		
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	ced Air Unit			t Water		<u>_</u>	WOOD					_		STUD						FINISH (
	Water, Rad				III Furnace	_	TILEAQVT		\perp			_	_	STUD				_		FINISH [DIV				+	
Stea			***	arm & Cl			CARPET							LINGS			В	1	2 3 U	PANEL						
	tilation			at Pump			ASPHALT		\perp			1		CUT/PAN						PLASTE	R/DV	1				
	kage Unit		Ind	TW He	at Pump 🛭		GRAVEL							STER/D						BLOCK					\perp	
Hot	& Cld Water		Eva	aporated	d Cool		DIRT				SUSP/OPEN GLAZED TILE															
Floo	r Furnace		Co-	-Ray-Va	с [STANDARD						STA	NDARD						STANDA	RD					
	nplete HVAC			Heat		5	PLUMBING									1	IGHTIN	G _								
_	ig. Cooling	一一		andard		-	NO PLUMBIN	IG				EX	TRA F	IXTURE	s		LUORE		ENT		META	AL HALIE	DE.		\top	
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08-0	01519-000										Prin	ited:	12/29/2	2021 13:	21					E.J. (Conn, c	efferson				

operty Address:	4000 SUNSE	BV,		DIEC	ode: 6 <u>70</u>	Renewer with the same of the s					
 	 		INDIAN	BEN COF N CREEK 000100	RP - FORT STEUBE (LSD	N T					
LEGAL INF	ORMATION	J									
2-6-12 35-A 8 74.949A MAF SPLIT JEFFERSON 9 JEFFERSON 9 4000 SUNSET STEUBENVILI COMMENT	P-08-28-01 COMM COLI COMM COLL BOULEVAR	EGE D	Acres:74.94		Internal Use Only 00106 Map: Block: Card: Bk:629 Pg:766						
Sales Data Date 08/02/1995	Amount 0		: 826 6 0: : 0		Pricer: TR 06/26/18 Reviewer: Final: Call Back:						
					Visit:	STREET/ROAD		OGRAPHY	PU-UTILITIES-PI		ZONING
		\/ΔΙΙΙΔΤ	TON SUMMARY			PAVED GRAVEL		EVEL	■ WATER ■ SEWER		☐ AG-RES ☐ COMMERCIAL
/ALUE YEAR REASON FOR CH. ESTIMATED	LAND	V, LOAT				DIRT SIDEWALKS CURBS	□ L		GAS ELECTRIC STANDARD		☐ INDUSTRIAL
MARKET VALUE	IMPR TOTAL							INFLUENC	E FACTORS		
ASSESSED /ALUE	LAND IMPR TOTAL					A. TOPGRHY B. ACCESS D. LOCATION E. SZ/SHAPE		F. VACANCY G. RESTRICT H. OTHER I. Partial Interes	R.	EX FRO	
LAND TYPE		SIZE	M RATE	С	INF	M VALUE	С				
otals:	Total A	cres 74.9490				1,638,730	0	1,638,730			
otais.	Total At	JES 14.343U				1,030,730	U	1,030,730			

Appraisal Research Corporation BF692(03189)

Business Name:

COM/IND/UTL/EXP Printed: 12/29/2021 13:21 By: prc1

E.J. Conn, Jefferson

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				EX WALL		В	ROOF	NG		В	WINI	oow	_	В	DOO	RS	В					RAMIN	G	В
				STONE			SABLE/				STORE	FRT			OVER	IEAD		SLAB				E ENG		
CLASS/QUALITY RANK				BRICK			SHED/F	LAT			CASEM	IENT						CRAWL] ST	EEL		
A) FP STRUCT. STEEL FR	AME	1. BASIC		CON BLK			ON DE	CK			DBLH] [PILE/CC)L		RE	INF CO	NC	
B) R.C. FRAME		2. FAIR		WD/MTL			ITL DE	CK			SLIDE	3Y	[REINFO	R			/MASO	N	
C) MASONRY BEARING W	/ALLS	3. AVE		ENAM STL		- I □ \	VD DE	CK			CANOF	Υ		В				STEEL] FR	AME		
D) WD OR STEEL FR EX.	WALLS	4. GOOD		ALUM/VYL			/IETAL				LIGHTE	D			STEEL	INS		BRICK] PC	LE		
S) METAL M) MILL P) PC	LE	5. EXCEL		CON PANEL			SPH				SOFFIT	S			WOOD			STONE] TIL	T UP		
TOTAL AREA	PERIME	TER	0	PLATE GLS		□ F	RUBBER	₹			CSW				MTL			CON BL	K] SA	NDWIC	Н	
# STORIES	STORY	HT		STUCCO		□ E	BUILT U	P			FACAD	E			GLASS			FRAME			ST	ANDAR	D	
AGE				INSULATED			NSULA	TED							STAND			STANDA	ARD					
				FLOORS		B 1	2	3	U	_	RTITION	3			B 1	2 3	U	INTERIO		H	В	1 :	2 3	U
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	SPRINKLER H.V.A.C. ic			TILEAQVT			ili		Ħ		STUD				HH		Ħ	FINISH			╁ਜ਼			Ħ
	AL M) MILL P) POLE 5. EXC AREA PERIMETER RIES STORY HT SPRINKLER H.V.A.C. Electric Wall Air Unit Hot Water ter, Rad Space/ Wall Furn Warm & Cld Air ion Heat Pump e Unit Ind TW Heat Pum Cld Water Evaporated Cool urnace Co-Ray-Vac tet HVAC No Heat TEMS ITEM CC			CARPET			ili	_	Ħ		LINGS				B 1	2 3		PANEL	DIV		干			卅
	AL M) MILL P) POLE 5. EXC AREA PERIMETER RIES STORY HT SPRINKLER H.V.A.C. Electric Wall Air Unit Hot Water ter, Rad Space/ Wall Furna Warm & Cld Air ion Heat Pump e Unit Ind TW Heat Pum cld Water Evaporated Cool urnace Co-Ray-Vac tet HVAC No Heat TEMS ITEM CO			ASPHALT				=	H		CUT/PAN	ICI			-		9	PLASTE	D / DW		Ħ	HH		
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	TORIES STORY HT SPRINKLER H.V.A.C. Itric							_	_	_							=		\ TII E		₩			_
	TORIES STORY HT SPRINKLER H.V.A.C. tric							ш		_	SP/OPEI						Ш	GLAZE			-=			
=	DOR STEEL FR EX. WALLS COR STEEL FR EX. WALLS 5. EXC LAREA PERIMETER STORY HT SPRINKLER H.V.A.C. Ic Electric Wall dAir Unit Hot Water Vater, Rad Space/ Wall Furna mation Heat Pump Ind TW Heat Pum Cld Water Evaporated Cool Furnace Co-Ray-Vac Standard DITEMS ITEM CC									STA	NDARD			_				STANDA	ARD		JЦ			
			<u>Ц</u>	PLUMBING				В	_						HTING			В						В
Refrig. Cooling	Standard			NO PLUMBIN							IXTURE	S			JORESC				META		DE			
				2 FIXTURE B.					STA	NDA	RD		_		DIUM VA				STAN	DARD				
YARD ITEMS				3 FIXTURE B.	ATH									ME	RCURY	VAP								
ITEM		CONS	Т НТ	SIZE X SIZE	FL	AREA	UNI	TS	Α	GE	REM	CND	GRE) 9	\$/UNIT	UNADJUS	TED \$	PHY	FC	EC		MARKI	T VAL	UE
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			TH	SIZE X SIZE			UNI	IS	A	GE	REM	CND	GRE	_	-	UNADJUS			FC	EC		MARKI	T VAL	
B 670.999:670.999 TEMP		A			3	1,334		_			Α	N	N		.00		0	0	0	0				0
			_				-	_					_								_			
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								\neg																
AMENITY TOTAL																					_			0
WEIGHT TO ITE																			TOTAL	IMDD	_		11.028	
																							11,020	5,000
									4845	NITC	`								101/1	. 11411 13				
							1	CON	ИМЕ	NTS	3								10174	. IIVII IX				
								CON	ММЕ	NTS	3								TOTAL	. IIVII TX				
								CON	МЕ	NTS	5								10174	. HWII TX	-			
								COM	ММЕ	NTS	8								10176	. HWII TX				
							,	CON	ММЕ	NTS	3								10176	. IIVII TX				
								COM	МЕ	NTS	6								10174	. IIVII TX				
								COM	мме	NTS	3								10174					
								COM	ММЕ	NTS	3								10174					
							,	COM	ММЕ	NTS	5								10174	. IIVII TX				
								COM	ММЕ	NTS	5								10174	. IIVII TX				